

Public Meeting Information Report

Planning Department

Public Meeting: May 2, 2023 at 7 p.m., Hybrid Meeting / Council Chamber

Applicant: Glen Schnarr and Associates Inc. on behalf of the Bolton Option 3 Landowners Group
File No.: POPA 2021-0002
Address: 0, 14042, 14100, 14166, 14196, 14206, 14226, 14259, 14275, 14287, 14305, 14361, 14384, 14396, 14411 Humber Station Road; 0, 14155, 14211, 14275, 14389 The Gore Road, 0, 7640, 7816, 7844, King Street; Ward 6

The Purpose of a Public Meeting:

In accordance with the *Planning Act*, on January 10, 2023, a Public Meeting was held for the applicants to present their proposal to the public and Council to receive comments, and to answer questions that the public and members of Council may have. At the Public Meeting, Planning Committee requested that a 2nd Public Meeting be held to provide further clarification with respect to some questions that came up.

Staff and Council will not make a recommendation or decision on the proposal at this meeting. Once staff complete a comprehensive review of the application, a Planning Report will be prepared and considered by Council at a later date.

As a member of the public, you are welcome to request to be notified of any future Public or Council Meetings. Please either provide your contact information on the 'Sign-In' sheet provided in the Atrium at Town Hall on the date of the scheduled meeting or contact the Lead Planner. Please be advised that the sign-in information will form part of the public record for these applications.

Appeal to the Ontario Land Tribunal:

On March 31, 2023, Aird and Berlis LLP appealed this application on behalf of the Caledon Community Partners (formerly the Bolton Option 3 Landowners Group). The appeal was filed under Section 22(7) based on Section 22(7.0.2).1 of the *Planning Act*, which requires Council to adopt a request to amend an official plan within 120 days of receiving the request. The appeal is for a non-decision and staff do not have direction at the moment. An in-camera report will be brought to Council at a future date to obtain directions on how to proceed with the appeal.

Property Information:

The land is generally located on the north side of King Street, east of The Gore Road and west of the CP Railroad lands. The subject land has multiple addresses including: 0, 14042, 14100, 14166, 14196, 14206, 14226, 14259, 14275, 14287, 14305, 14361, 14384, 14396, 14411 Humber Station Road; 0, 14155, 14211, 14275, 14389 The Gore Road, 0, 7640, 7816, 7844, King Street (see Schedule "A" – Location Map). The property is 182 hectares (450 acres) in size predominantly used for agricultural and rural residential purposes. The site also contains natural heritage features including watercourses and unevaluated wetlands.

The surrounding land uses are as follows:

South: King Street, beyond are agricultural lands, industrial uses, and rural residential dwellings.



Public Meeting Information Report

Planning Department

East: Humber Station Road and CP Rail lands, beyond are agricultural lands, industrial uses, rural residential dwellings, and vacant lands.

North: Agricultural lands and rural residential dwellings

West: The Gore Road, beyond are agricultural lands and rural residential dwellings.

See Schedule “B” – Aerial Photograph.

The property is located within the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe*. The Region of Peel Official Plan, approved on November 4, 2022, designates the lands *Urban System* and *2051 New Urban Area* on Schedule ‘E-1’ - Regional Structure.

The Town of Caledon Official Plan designates the land *Prime Agricultural Area*. The Zoning By-law 2006-50, as amended zones the western portion of the property *Agricultural (A1)*. The eastern portion of the property is within a *Mixed-Use Residential Zone* and the *Mobility Transit Hub Zone* as indicated in the Minister’s Zoning Order, Ontario Regulation 171/21. A portion of the property is subject to the Interim Control By-law 2021-92. This By-law prohibits the approval or registration of draft plan of subdivisions, the approval of consents, or the expansion of uses, buildings or structures unless certain criteria is satisfied.

Proposal Information and Revisions:

The Town of Caledon received an application to amend the Town’s Official Plan (POPA 2021-0002) on February 11, 2021 from Glen Schnarr and Associates Inc. on behalf of The Bolton Option 3 Landowners Group. Staff deemed the submission complete on March 19, 2021. Schedule “C” – Supporting Material outlines the material submitted in support of the application. This material is also available for viewing on the Town’s website.

In the February 11, 2021 submission, the applicant proposed to expand the Bolton Rural Service Centre that went beyond the approved Urban Boundary (Rural Service Centre limits of Bolton) as defined at that time in the Regional Official Plan. To conform to the Regional Official Plan, in October 2021, the applicant revised the application by scoping it to only those lands within the established Urban Boundary. The Town held a statutory Public Meeting on November 9, 2021 for the scoped proposal.

The Province approved the new Region of Peel Official Plan on November 4, 2022 and all lands that were the subject of the original February 2021 proposal were included in the Urban Boundary. As a result, the applicant has again revised the application to encompass all lands in the original February 2021 submission. As outlined in the Planning Act, since the original Statutory Public Meeting did not consider all lands that are now part of the most updated proposal, another Public Meeting is required. A statutory Public Meeting was held for the revised proposal on January 10, 2023. At that Meeting, a request for a second public meeting was made.

As previously noted, on March 31, 2021, the application was appealed on behalf of the owners’ group since Council failed to make a decision on the application within 120 days of receiving the application.

The purpose of the proposed Official Plan amendment is to establish a mixed-use community with a range of residential, commercial, open space, institutional, environmental, and transit hub uses, and to establish

Public Meeting Information Report

Planning Department

related land use policies for the community. See Schedule “D” – Proposed Land-Use Plan and Schedule “E” – Draft Official Plan Amendment.

Consultation:

Second Public Meeting: May 2, 2023

At the Statutory Public Meeting on January 10, 2023, members of the Planning and Development Committee requested a second public meeting. Although not a requirement under the *Planning Act*, the notice for the second public meeting was given in accordance with similar requirements under the Act. A Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen and notices were mailed to all landowners within 120 metres (393.7 feet) of the site on April 6, 2023. The sign erected on the property was also updated to indicate the time, date, and location of the public meeting. The Notice of the meeting was posted on the Town’s website. The Town’s website continues to include access to the supporting material that was formally submitted by the applicant.

- The following topics were raised as a result of the January 10, 2023 Public Meeting. Note that all matters listed may not be resolved until there is further analysis.
 - Relationship between this application and the Towns existing and new Official Plan
 - Evolution of the land-use schedule
 - Summary of population, density, and number of jobs
 - Future servicing of the Secondary Plan Area
 - Timing for the King Street grade separation/expansion of King Street
 - Provision of an EMS/Fire Station
 - Provision of senior’s and affordable housing
 - Types of employment that will be encouraged within the Secondary Plan Area
 - Plans for the development of the GO Station
 - Stormwater Management Pond locations
 - Size and location of schools (minimizing portables)
 - Connectivity to trails outside of the Secondary Plan area
 - Timing for the approval of Secondary Plan, and commencing development

Statutory Public Meeting: January 10, 2023

The notices that were posted and delivered for the January 10, 2023 Public Meeting satisfied the notice requirements of the *Planning Act*. A Notice of Application was placed in the Caledon Enterprise and Caledon Citizen on April 1, 2021 for the original application. In addition, a Notice was mailed to all landowners within 120 metres (393.7 feet) of the site on April 1, 2021. A sign describing the proposal was posted on the site on April 20, 2021. Also, in accordance with the *Planning Act*, a Notice of Public Meeting was placed in the Caledon Enterprise and Caledon Citizen on December 15, 2022 for the revised

Public Meeting Information Report

Planning Department

application. Notices were mailed to all landowners within 120 metres (393.7 feet) of the site on December 15, 2022. The sign erected on the property was updated on December 17, 2022 to indicate the Public Meeting information, and revised land-use plan on the property on. In addition, the Notice was posted on the Town's website.

- The subject application was most recently circulated to external agencies and internal departments for review and comment on March 25, 2021. There were also two workshops held on October 5, 2022 and November 16, 2022. The intent of these workshops was to help refine the plan to ensure issues raised are sufficiently addressed. The applicant will revise the proposal based on the outcome of the workshops. Below is a summary of comments from the initial circulation. Please note that as the plan evolves through the comments received, staff will further review and update comments in the future. While there have been iterations of the secondary plan, a formal resubmission of the application has not occurred, and below is a brief summary of comments provided on the formal application:
- **Town of Caledon, Finance Department:**
 - Provided an update on the assessment values for the properties, and breakdown of development charges estimates for the Town, the Region, the School Boards and Transit. Comments, values, and estimates are based on May 2, 2021. These will be updated as the plan evolves.
- **Town of Caledon, Community Services – Parks Division:**
 - The full 5% parkland will be required for the Secondary Plan
 - Open Space blocks will not count towards the required parkland calculation
- **Town of Caledon, Planning Department, Strategic Policy Planning Division - Heritage:**
 - A Cultural Heritage Impact Statement and Archaeological Assessment is required
- **Town of Caledon, Engineering Department – Transportation Engineering Division:**
 - Connection to the GO station should be paramount.
 - Provide direct north-south and east-west connections to improve connectivity and permeability within the community.
 - A review of the functionality of the central east-west boulevard road is required.
 - There are intersections and right of way widths that do not comply with Town standards
- **Town of Caledon, Engineering Department:**
 - Technical comments with respect to the Functional Servicing Report were provided
 - A Feasibility Environmental noise and vibration report is required
 - The Hydrogeological report is to include groundwater monitoring elevations for the winter and spring months.
 - The Preliminary Geotechnical Investigation is to address stormwater management pond designs

Public Meeting Information Report

Planning Department

- **Town of Caledon, Corporate Strategy and Innovation, Energy and Environment Division:**
 - Reference climate change in the Secondary Plan
 - To ensure carbon neutral/low carbon energy systems, meeting with utilities is encouraged.
 - The development should align with the Town's Green Development Standards
- **Town of Caledon, Planning Department, Development Division - Urban Design:**
 - Ensure the design focuses considers the introduction of a transit system, and design the area accordingly
 - Heritage shall be an integral part of the development where appropriate
 - Woonerf Streets where appropriate can be supported
 - Due to the location mixed-use and the GO station, a reduction in car use and increase in pedestrian pathways, cycle paths and public transit will be required
 - An emphasis on sustainable design is required throughout the site
 - Window street designs along The Gore Road should be avoided
 - Ensure trail linkages connecting proposed parks
 - Design garages to be as discreet as possible
- **Dufferin Peel Catholic District School Board and Peel District School Board:**
 - School site sizes may be insufficient
 - As the plan evolves, the number of school sites shall be determined
 - Right of way widths need to be of sufficient size to accommodate turning movements
 - Schools should be located adjacent to municipal parks
- **Toronto and Region Conservation Authority (TRCA):**
 - Wetlands on the site need to be evaluated and require a 10-metre setback.
 - There shall be no negative impacts on wetland features.
 - Restoration of impacted upstream tributaries and protection of downstream tributaries in-situ is supported.
 - Flood plain mapping and hydraulics shall be updated.
- **CP Rail:**
 - CP's approach to land use near rail operations is encapsulated by the recommended guidelines in the 2013 Proximity Guidelines, developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities.
 - Generally, CP Real Estate is not opposed to commercial/industrial type uses adjacent to our railway.

Public Meeting Information Report

Planning Department

- Current operations along any CP track include regular freight trains travelling through, 24 hours a day, 7 days a week. With these operations, engines are constantly running, and the operations are continuous, loud and cause significant vibration.
- Rail traffic volume on any part of the North American network is a function of market demand. Traffic volumes fluctuate regularly as market demand for goods and commodities shifts or as export patterns change and does not have a set schedule.
- Any development near railway infrastructure should assume the potential for frequent train activity at any time of the day or night, on any day of the year. There is also the possibility of increasing operations in future being increased, including adding or moving track or any other railway related use.
- The safety and welfare of residents can adversely affect rail operations. Considering this, CP is not in favour of residential uses within 300 metres of our active track, or within 1000 metres of an active rail yard. All potential land use and/or development in proximity to the railway (whether commercial/industrial or residential) should still meet certain recommendations based upon site specific conditions and intended use.
- The following website contains the Proximity Guidelines: <http://www.proximityissues.ca/>.
- **Region of Peel (updated February 14, 2023):**
 - A fulsome assessment is required to demonstrate how the proposed development satisfies the policies and contributes towards the overall Growth Management objectives and targets identified in the Region of Peel Official Plan. The assessment must address how the proposed development should include but not limited to an analysis of how the development contributes to the minimum MTSA target density (persons & jobs), addressing land use compatibility and giving consideration to municipally initiated studies and recommendations.
 - A detailed subwatershed study or equivalent study with terms of reference acceptable to the Region to implement the direction, criteria and guidance of the Region's Scoped Subwatershed Study is required.
 - Any proposed connection to The Gore Road or King Street must adhere to the spacing requirements set out within the Region's Road Characterization study.
 - Property dedication of 35.5 metres, 17.75 metres from the centreline of The Gore Road and King Street is required.
 - 15% reduction to the trip generation rates to account for the projected mode shift to GO Transit service has been included. It is to be noted that the timing of implementation of the Caledon GO Station is unknown at this time. Therefore, the trip generation reduction rate cannot be applied and used as base values for the Site Total Vehicle Trip Generation shown in Table 14.
 - It is to be noted that a signal warrant analysis for any proposed full movement access must be provided.

Public Meeting Information Report

Planning Department

- A revised submission shall include a large-scale Health Development Assessment
- The required infrastructure is not currently contemplated in the Region Water and Wastewater Master Plan.

The following agencies/departments have no concerns with the application:

- Town of Caledon, Corporate Services Department – Accessibility Review
- Bell Canada
- Caledon OPP
- Enbridge
- Hydro One
- Rogers Communication

Next Steps:

If you wish to be notified of Council's decision, you must make a written request to the Planning Department of the Town of Caledon, by email to planning@caledon.ca or mail to 6311 Old Church Road, Caledon, Ontario L7C 1J6.

Appeal Procedures:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Caledon to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Town of Caledon before the proposed official plan amendment is adopted and/or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to The Corporation of the Town of Caledon in respect of the proposed plan of subdivision/condominium before the approval authority gives or refuses to give approval to the draft plan of subdivision/condominium, the person or public body is not entitled to appeal the decision of the Town of Caledon to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to The Corporation of the Town of Caledon before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Public Meeting Information Report

Planning Department

Contact:

For further information, please contact the representatives below.

Town of Caledon Contact:

Carmine Caruso, Senior Planner, Development, Planning Department at 905.584.2272 x.4258 or by email to carmine.caruso@caledon.ca.

Applicant Contact:

Karen Bennet, Partner, Glen Schnarr and Associates Inc. at 905.568.8888 x.235 or by email to karenb@gsai.ca.

Attachments:

- Applicant Public Meeting Presentation
- Schedule A: Location Map
- Schedule B: Aerial Map
- Schedule C: List of Supporting Material
- Schedule D: Proposed Land-Use Plan
- Schedule E: Draft Official Plan Amendment